King County Department of Assessments

Executive Summary Report

Characteristics Based Market Adjustment for 1999 Assessment Roll

Area Name / Number: Blue Ridge, Shilshole, and Broadview / 39
Last Physical Inspection: 1996

Sales - Improved Analysis Summary:
Number of Sales: 348
Range of Sale Dates: 1/97 through 12/98

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	$134,000	$157,600	$291,600	$331,500	88.0%	13.74%
1999 Value	$149,400	$176,800	$326,200	$331,500	98.4%	12.45%
Change	+$15,400	+$19,200	+$34,600	N/A	+10.4%	-1.29%*
%Change	+11.5%	+12.2%	+11.9%	N/A	+11.8%	-9.39%*

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of –1.29% and –9.39% actually indicate an improvement.

Sales used in Analysis: All sales of single family residences on residential lots that appeared to be market sales were considered for this analysis. Multi-parcel sales, multi-building sales, mobile home sales, sales of new construction where less than a fully complete house was assessed for 1998, and sales where the 1998 assessed improvements value was $10,000 or less were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	$141,300	$161,100	$302,400
1999 Value	$157,500	$180,800	$338,300
%Change	+11.5%	+12.2%	+11.9%

Number of improved single family home parcels in the population: 3537.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 1998. Also, parcels with a 1998 assessed improvements value of $10,000 or less were excluded.

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The results showed that including several characteristic-based and neighborhood-based variables in the update formula improved uniformity of assessments throughout the area. For instance, several plats were identified that required individual adjustments, due to 1998 assessment ratios (assessed value/sales price) being significantly lower than the average, and the formula adjusted these properties upward. Houses built before 1940 also had lower assessment ratios and were adjusted upward. The average assessment ratio of view properties in SubArea 9 (Shilshole) was higher than that of non-view properties. Also, houses built before 1980 that had 2 or more stories and Grade 9 houses had higher assessment ratios. The formula adjusted for these differences, thus improving equalization.

Since values described in this report improve assessment levels, uniformity and equity, we recommend posting them for the 1999 assessment roll.

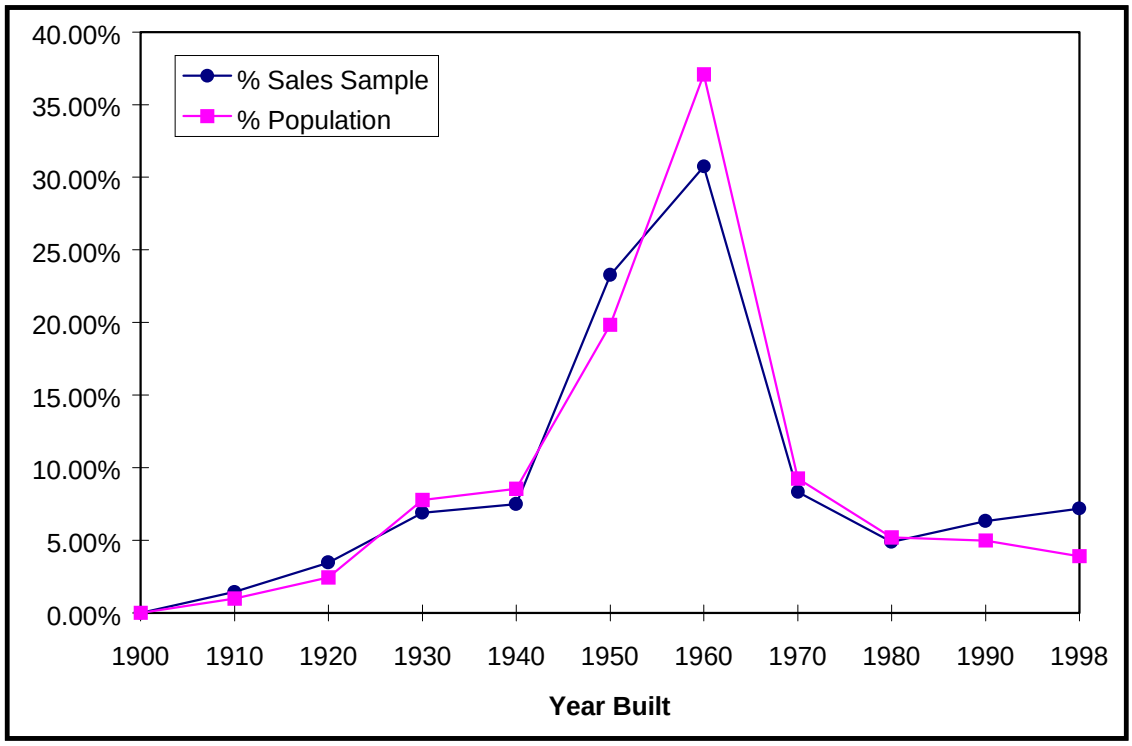
Comparison of Sales Sample and Population Data
Year Built

Sales Sample

Year Built	Frequency	% Sales Sample
1900	0	0.00%
1910	5	1.44%
1920	12	3.45%
1930	24	6.90%
1940	26	7.47%
1950	81	23.28%
1960	107	30.75%
1970	29	8.33%
1980	17	4.89%
1990	22	6.32%
1998	25	7.18%
	348	

Population

Year Built	Frequency	% Population
1900	0	0.00%
1910	35	0.99%
1920	86	2.43%
1930	275	7.77%
1940	302	8.54%
1950	702	19.85%
1960	1312	37.09%
1970	327	9.25%
1980	184	5.20%
1990	176	4.98%
1998	138	3.90%
	3537	

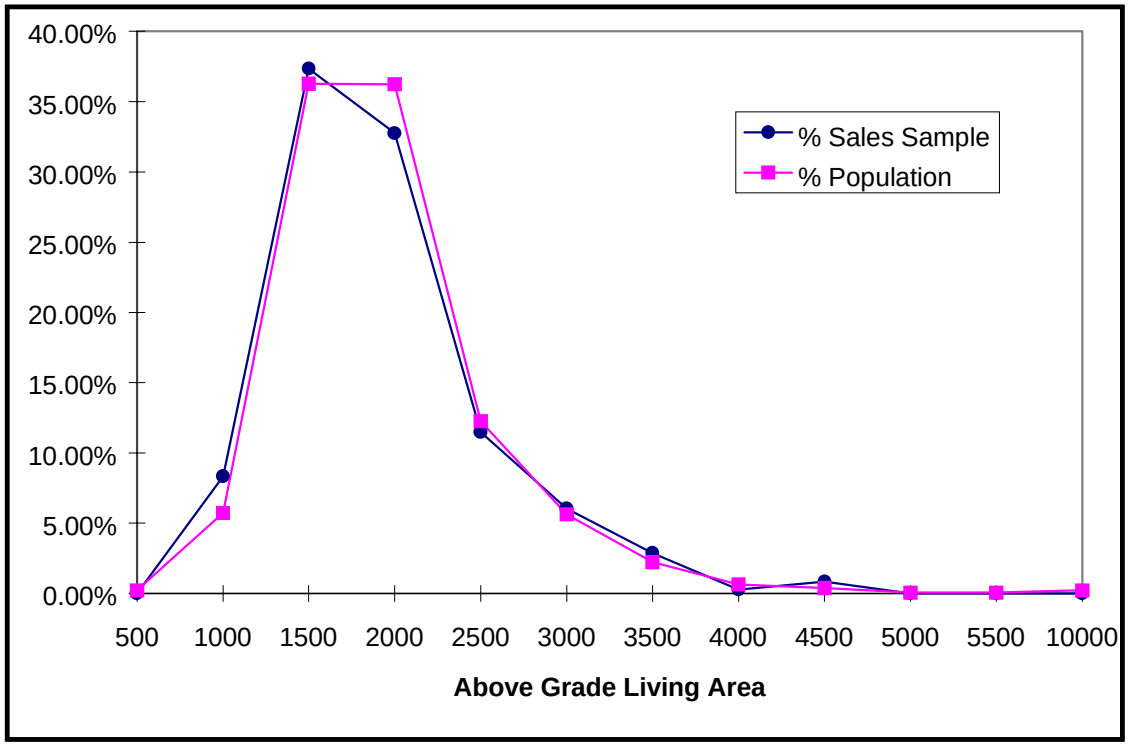


The sales sample is representative of the population with respect to year built. The slightly higher representation in the population for houses built in the 1950's is not significant. The slightly higher representation of newer houses in the sale sample is common, as most new houses are sold soon after they are built.

Comparison of Sales Sample and Population Data
Above Grade Living Area

Sales Sample		
Above Gr Living	Frequency	% Sales Sample
500	0	0.00%
1000	29	8.33%
1500	130	37.36%
2000	114	32.76%
2500	40	11.49%
3000	21	6.03%
3500	10	2.87%
4000	1	0.29%
4500	3	0.86%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	348	

Population		
Above Gr Living	Frequency	% Population
500	8	0.23%
1000	203	5.74%
1500	1283	36.27%
2000	1282	36.25%
2500	434	12.27%
3000	199	5.63%
3500	79	2.23%
4000	23	0.65%
4500	14	0.40%
5000	2	0.06%
5500	2	0.06%
10000	8	0.23%
	3537	



The sales sample is representative of the population with respect to above grade living area.

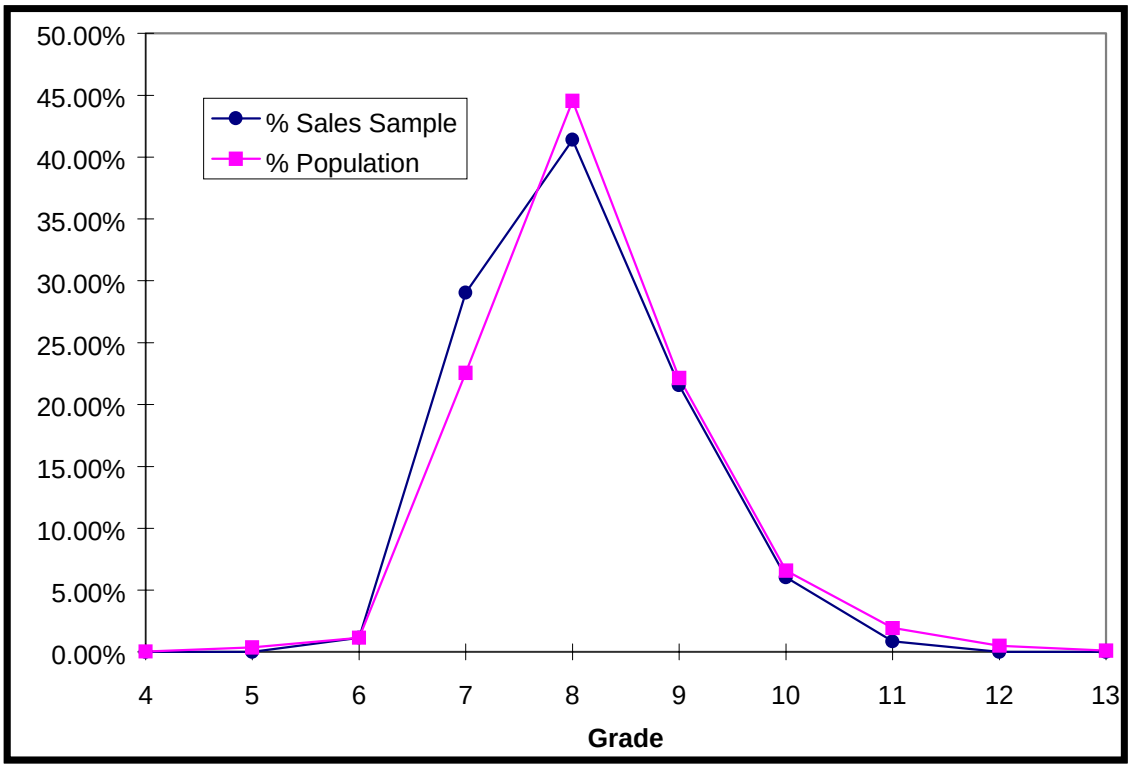
Comparison of Sales Sample and Population Data
Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
4	0	0.00%
5	0	0.00%
6	4	1.15%
7	101	29.02%
8	144	41.38%
9	75	21.55%
10	21	6.03%
11	3	0.86%
12	0	0.00%
13	0	0.00%
	348	

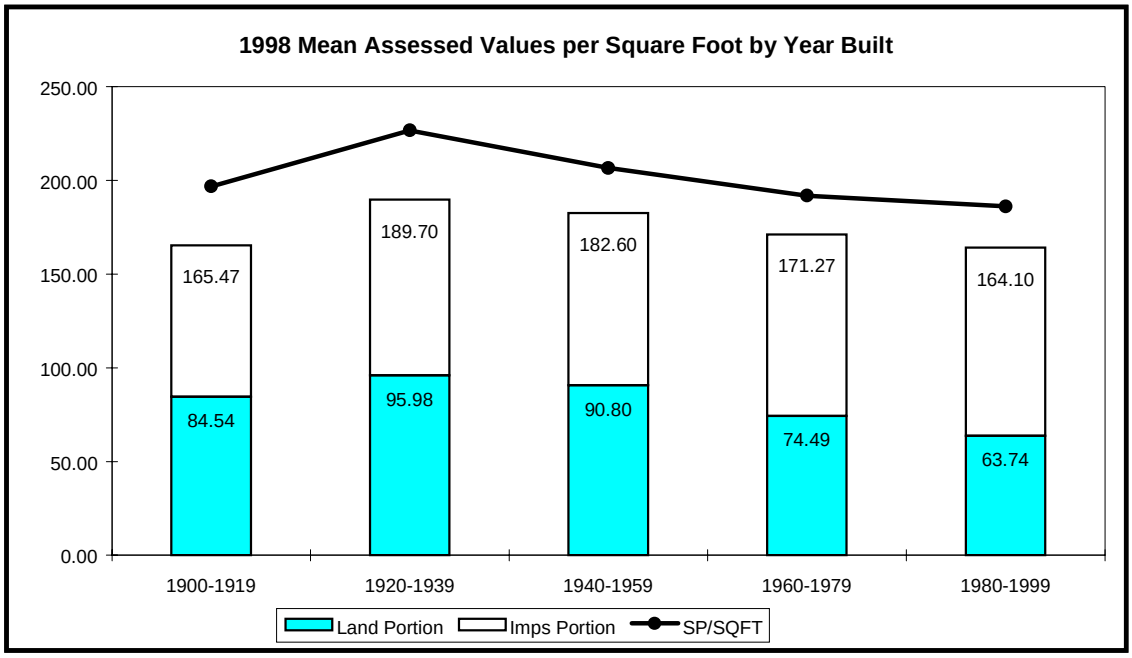
Population

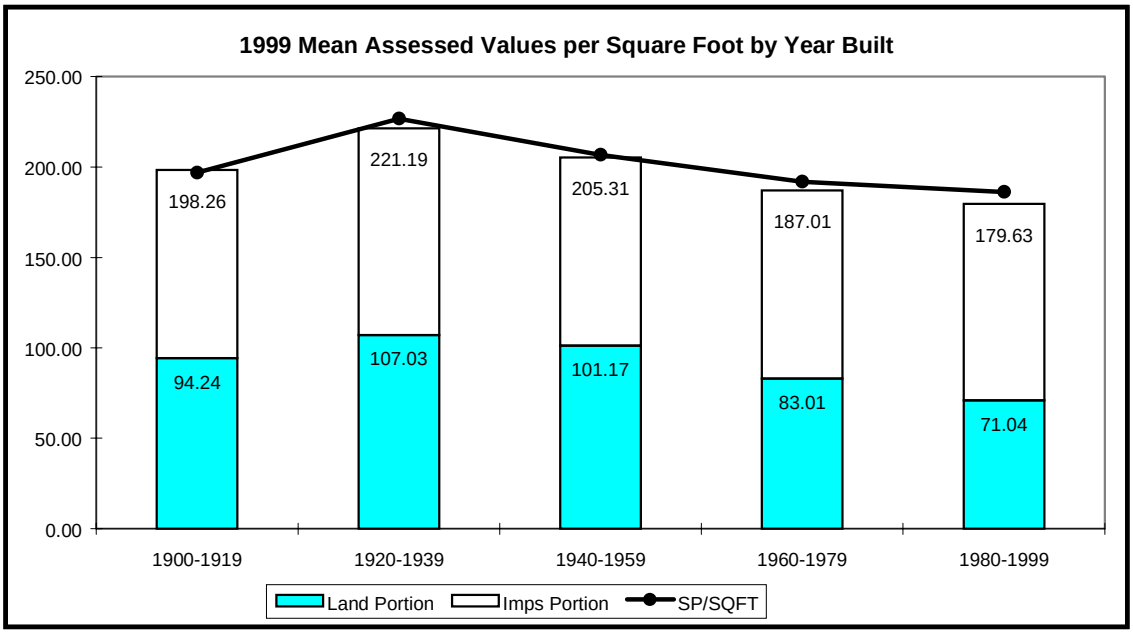
Grade	Frequency	% Population
4	2	0.06%
5	13	0.37%
6	41	1.16%
7	798	22.56%
8	1576	44.56%
9	783	22.14%
10	233	6.59%
11	69	1.95%
12	18	0.51%
13	4	0.11%
	3537	



The sales sample is representative of the population with respect to grade.

Comparison of Dollars Per Square Foot Above Grade Living Area by Year Built

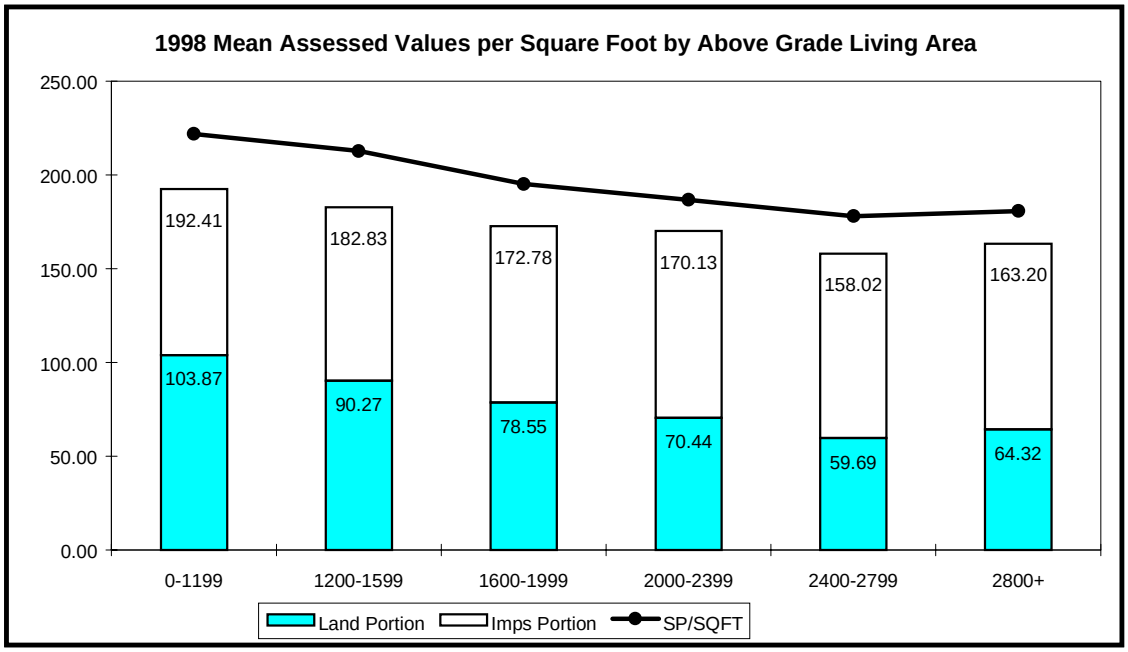


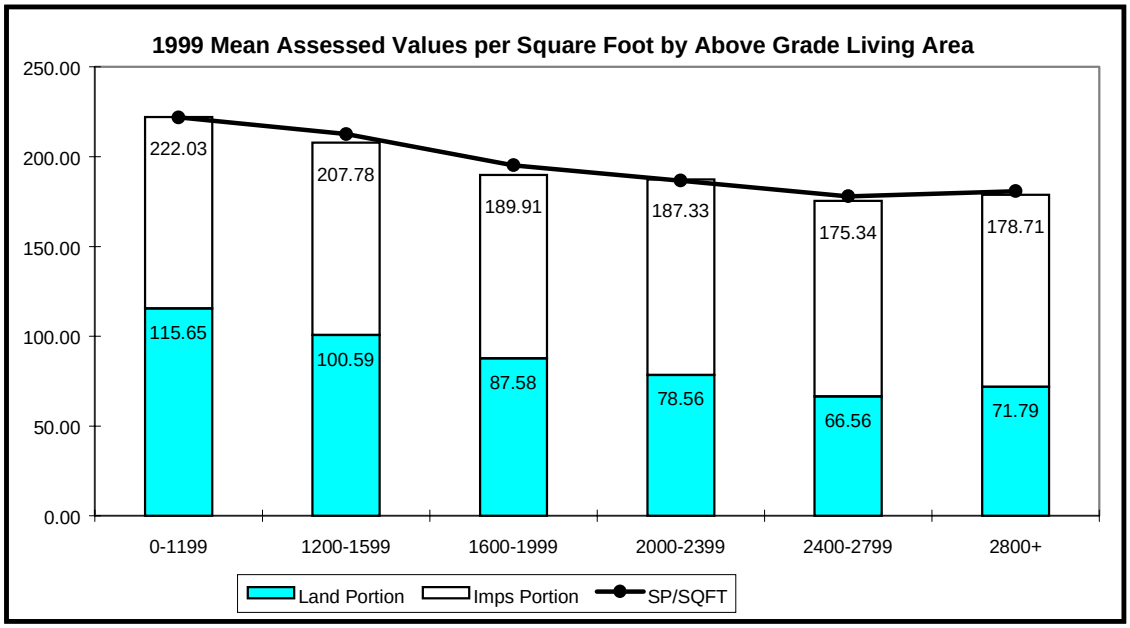


These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of Dollars Per Square Foot Above Grade Living Area by Above Grade Living Area

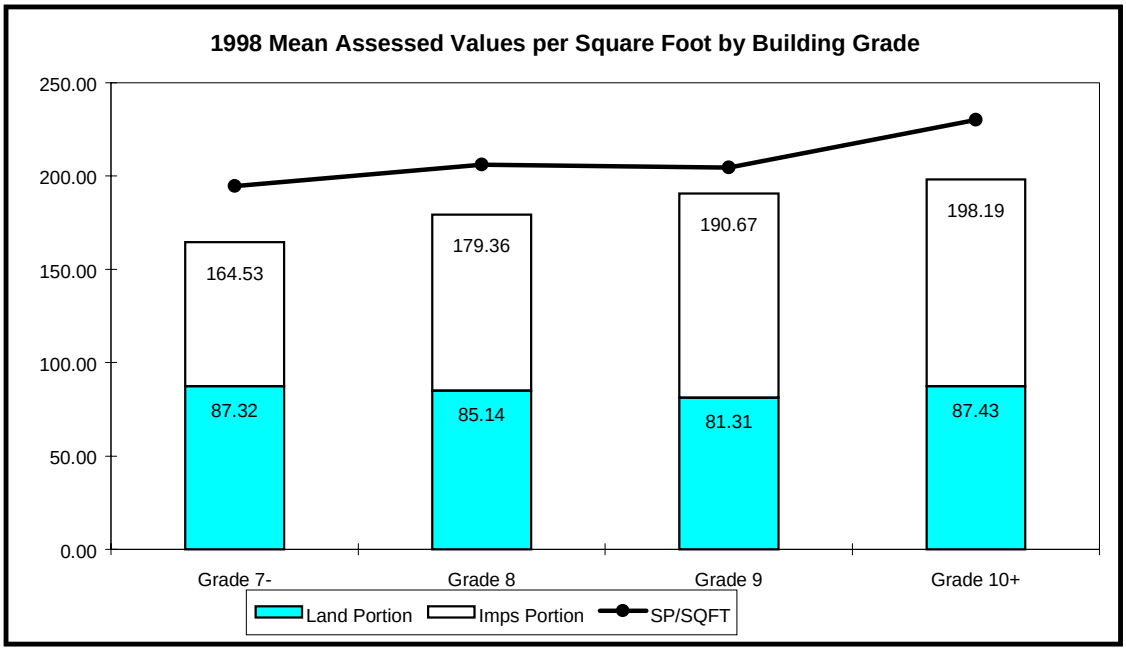


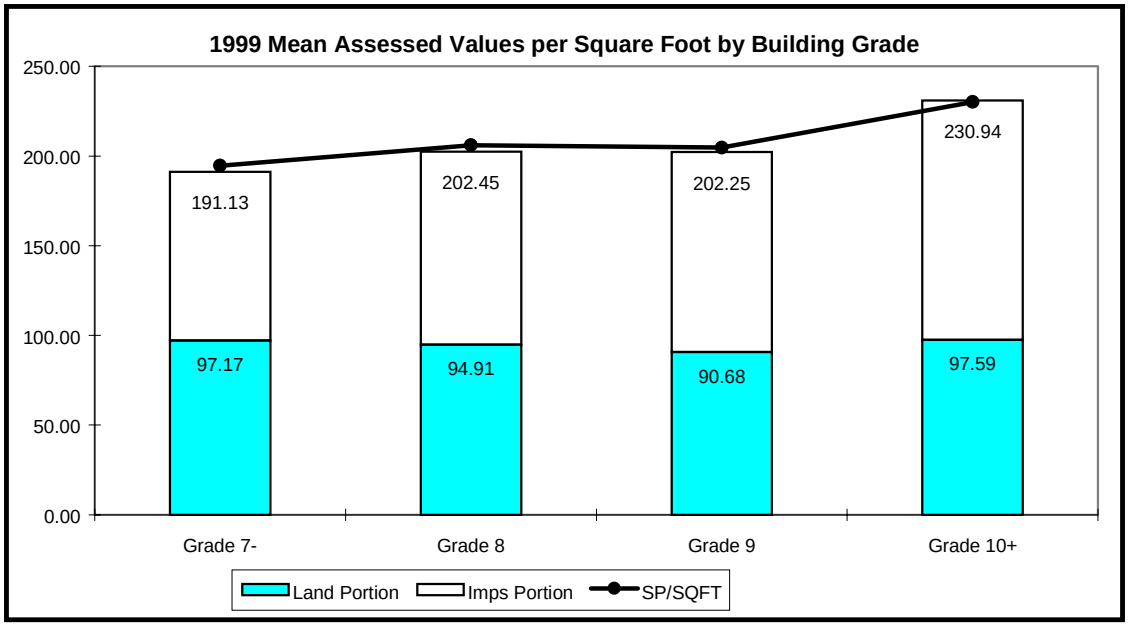


These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.

Comparison of Dollars Per Square Foot Above Grade Living Area by Building Grade





These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values.

The values shown in the improvement portion of the chart represent the total value for land and improvements.